63441 ATC 30008 DEED Vol. M86 Page 11922

KNOW ALL PERSONS BY THESE PRESENTS THAT JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife, convey and warrant unto JAMES R. McNAUGHTON and SHARON A. McNAUGHTON, husband and wife, Grantees, the following described real property free of encumbrances except as shown on this Deed; to-wit:

Lot 33 and the Easterly 11 feet of Lot 32 of the ROSELAWN SUBDIVISION of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; TOGETHER WITH the vacated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying North of and adjacent to said Lot 33 and the said Easterly 11 feet of said Lot 32.

Subject to reservations, restrictions, easements and rights of way of record and those apparent on the land; also subject to real property taxes and assessments for 1986-1987 which are now a lien but are not yet payable.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulacions. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

TO HAVE AND TO HOLD said premises with their appurtenances unto said Grantee, her heirs, devisees, grantees, successors and assigns, forever.

The true and actual consideration paid for this transfer stated in terms of dollars is $31,500.00.

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first herein written.

James T. Mitchell — James T. Mitchell

Willa D. Mitchell — Willa D. Mitchell

STATE OF OREGON)
) SS
County of Klamath)

On this 3rd day of July, 1986, personally appeared the above named James T. Mitchell and Willa D. Mitchell and acknowledged the foregoing Instrument to be their voluntary act and deed. BEFORE ME:

(SEAL)

Darlene J. Tucker
Notary Public for Oregon
My Commission expires 6-16-88

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

After Recording return to : Klamath 1st Fed. P.O. Box 5270, Klamath Falls, OR

STATE OF OREGON; County of Klamath: SS

I hereby certify that the within instrument was received and filed for record on the 8th day of July, A.D., 19 86 at 9:52 A.M. and duly recorded in Vol. M86 of DEED RECORDS on Page 11922.

Evelyn Biehn County Clerk

FEE: $ $10.00

By Bernetha D. Letsch Deputy.